

EXHIBIT “A”

INSTRUCTIONS ARE AVAILABLE

A. Settlement Statement

U.S. Department of Housing and Urban Development
OMB Approval No. 2502-0285

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> Fannie Mae	3. <input type="checkbox"/> Conv. Unins.	5. File Number F17-11221	7. Loan Number	8. Mortgage Insurance Case Number
C. Note: This form is furnished to you for a statement of actual interest and charges. It is to be used by the settlement agent as shown. Items must be entered in the appropriate boxes. Do not leave any boxes blank. Do not enter any information in the boxes unless it is required by the instructions. Do not enter any information in the boxes unless it is required by the instructions. Do not enter any information in the boxes unless it is required by the instructions.				iMExpress Settlement System Printed 11/21/2017 at 11:39 MGR	
D. NAME OF BORROWER: Giosuelo LLC					
ADDRESS: 1001 Mia Lane, Pennsburg, PA 18073					
E. NAME OF SELLER: Christine C. Shubert, Chapter 7 Trustee for The Estate of Ronald L. Moyer					
ADDRESS: 821 Wesley Avenue, Ocean City, NJ 08226					
F. NAME OF LENDER: QNB Bank					
ADDRESS: 320 West Broad Street, P.O. Box 9005					
G. PROPERTY ADDRESS: 324 Main Street, East Greenville, PA 18041					
East Greenville Borough					
H. SETTLEMENT AGENT: Manalawny Land Transfer					
PLACE OF SETTLEMENT: 2117 East High Street, Pottstown, PA 19464					
I. SETTLEMENT DATE: 11/21/2017					
J. SUMMARY OF BORROWER'S TRANSACTION:			K. SUMMARY OF SELLER'S TRANSACTION:		
100. GROSS AMOUNT DUE FROM BORROWER			400. GROSS AMOUNT DUE TO SELLER		
101. Contract sales price 270,000.00			401. Contract sales price 270,000.00		
102. Personal Property			402. Personal Property		
103. Settlement charges to borrower (line 1400) 7,777.00			403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes 11/21/17 to 12/31/17 64.70			406. City/town taxes 11/21/17 to 12/31/17 64.70		
107. County taxes 11/21/17 to 12/31/17 113.33			407. County taxes 11/21/17 to 12/31/17 113.33		
108. School taxes 11/21/17 to 06/30/18 2,631.41			408. School taxes 11/21/17 to 06/30/18 2,631.41		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER 280,586.44			420. GROSS AMOUNT DUE TO SELLER 272,809.44		
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT DUE TO SELLER		
201. Deposit or earnest money 5,000.00			501. Excess Deposit (see instructions) 5,000.00		
202. Principal amount of new loans 216,000.00			502. Settlement charges to seller (line 1400) 26,889.84		
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff: 200057627 170,864.81		
205.			505. Bayview Loan Servicing		
206.			506. Exemption per Order 23,675.00		
207.			507. Paid to Ronald L. Moyer		
208.			508.		
209.			509. Balance to Bankruptcy Trustee 46,379.79		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER 221,000.00			520. TOTAL REDUCTION AMOUNT DUE SELLER 272,809.44		
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120) 280,586.44			601. Gross amount due to seller (line 420) 272,809.44		
302. Less amounts paid by/for borrower (line 220) 221,000.00			602. Less reduction amount due seller (line 520) 272,809.44		
303. CASH FROM BORROWER 59,586.44			603. CASH TO SELLER 0.00		

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a tax liability or other action will be imposed on you if this information is not reported to the IRS. The Contract Sales Price described on the 401 above constitutes the Gross Proceeds of this transaction. 30-6574104

You are required by law to provide the settlement agent (Fed. Tax ID No.) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number entered on this statement is my correct taxpayer identification number.

SELLER(S) SIGNATURE(S) _____
SELLER(S) NEW MAILING ADDRESS _____
SELLER(S) PHONE NUMBER(S) _____

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

File Number: F17-1121
 TitleExpress Settlement System Printed 11/21/2017 at 1:39 MGR

Form HUD-1 (3-04) (rev. March 2004) 4355.3
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L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702. TOTAL SALE BROKER'S COMMISSION based on price \$270,000.00 @ 6.00% = 16,200.00			
Division of Commission (line 702) as follows:			
701. \$	8,100.00 to The Barndt Agency Inc.		
702. \$	8,100.00 to Brode & Brooks, Inc.		
703.	Commission paid at Settlement		16,200.00
704.	Transaction Fee to Brode & Brooks, Inc.	175.00	
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801.	Loan Origination Fee %		
802.	Loan Discount %		
803.	Appraisal Fee to QNB Bank	1,850.00	
804.	Credit Report		
805.	Document Preparation Fee to QNB Bank	175.00	
806.	Wire Transfer Fee to QNB Bank	15.00	
807.	Flood Determination to QNB Bank	10.00	
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest From to @ \$ /day		
902.	Mortgage Insurance Premium for to		
903.	Hazard Insurance Premium for to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001.	Hazard Insurance mo. @ \$ /mo		
1002.	Mortgage Insurance mo. @ \$ /mo		
1003.	City Property Tax mo. @ \$ 48.00 /mo		
1004.	County Property Tax mo. @ \$ 84.08 /mo		
1005.	School Taxes mo. @ \$ 360.54 /mo		
1009.	Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES			
1101.	Settlement or closing fee		
1102.	Abstract or title search		
1103.	Title examination		
1104.	UPS Proceeds to Manatawny Land Transfer		15.00
1105.	Document Preparation		
1106.	Notary Fees to Manatawny Land Transfer	60.00	
1107.	Attorney's fees		
(includes above items No:)			
1108.	Title insurance to Manatawny Land Transfer	1,994.00	
(includes above items No:)			
1109.	Lender's Policy 216,000.00 - 1,686.20		
1110.	Owner's Policy 270,000.00 - 307.80		
1111.	100 No Viol, 300 Survey, 710 to Manatawny Land Transfer	250.00	
1112.	Closing Protection to Manatawny Land Transfer	125.00	
1113.	Wire Mortgage Payoff to Manatawny Land Transfer		20.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording Fees Deed 95.00 ; Mortgage 185.00 ; Release \$	280.00	
1202.	City/County tax/stamps Deed \$2,700.00 ; Mortgage \$	2,700.00	
1203.	State tax/stamps Deed \$2,700.00 ; Mortgage \$		2,700.00
1204.	Record Assignment of Hints to Montgomery County Recorder of Deeds	143.00	
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey		
1302.	Reimb Tax/Water/Sewer Cert to Manatawny Land Transfer		130.00
1303.	Final Sewer to Upper Montgomery Joint Authority		1,233.18
1304.	Final Water to East Greenville Borough		799.59
1305.	repair lateral r/a. by TVP to Hildenbrand Excavating Inc		5,642.07
1306.	Reimb. UEO to The Barndt Agency		150.00
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		7,777.00	26,889.84

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all charges and disbursements made on my account or by me in this connection. (I, the borrower, have received a copy of the HUD-1 Settlement Statement.)

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18, U.S. CODE SECTION 1001 AND SECTION 1012.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of the transaction and charges in accordance with the statement.

11/21/17